

ZB# 05-19

Paul Etess

42-1-7

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
Granted 5-23-05

ZBA # **05-19** PAUL ETESS (AREA)
4 LANNIS AVE (42-1-7)

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 42-1-7

In the Matter of the Application of

PAUL ETESS

**MEMORANDUM OF
DECISION GRANTING**

AREA

CASE #05-19

WHEREAS, Paul Etess , owner(s) of 4 Lannis Avenue, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for 5' 6" Side Yard Setback for existing screen porch at 4 Lannis Avenue in an R-4 Zone (42-1-7)

WHEREAS, a public hearing was held on May 23, 2005 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared along with Paul Cuomo, P.E. on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Times Herald Record, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) The residence on the property contains a screened in porch which has been in existence since 1999.
 - (c) Since the porch has been in existence, there have been no complaints, either formally or informally.

- (d) In constructing the porch the applicant did not remove any trees or substantial vegetation.
- (e) In building the porch, the applicant did not create the ponding or collection of water or divert the flow of water drainage.
- (f) The screened in porch is similar to other porches in the neighborhood and makes the residence appear to be consistent with those in the neighborhood.
- (g) The screened in porch was allowable at the time it was built and only the change in the law in 2002 increasing the setback requirement necessitated this application.
- (h) The porch is not built on top of, nor does it interfere with any easements including, water , sewer and electric easements.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

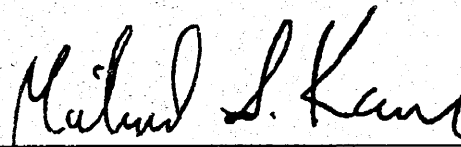
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 5' 6" Side Yard Setback for existing screen porch at 4 Lannis Avenue in an R-4 Zone (42-1-7) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: May 23, 2005

A handwritten signature in cursive script, reading "Michael S. Kane", is written over a horizontal line.

Chairman



Town of New Windsor

**555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689**

OFFICE OF THE ZONING BOARD OF APPEALS

August 23, 2005

Paul Etess or Present Owner of
4 Lannis Avenue
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-19

Dear Sir:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: April 7, 2005

**APPLICANT: PAUL CUOMO
1016 WORLD TRADE WAY
STEWART INTERNATIONAL AIRPORT
NEW WINDSOR, NEW YORK 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: April 4, 2005

FOR : EXISTING ONE FAMILY HOUSE

LOCATED AT: 4 Lannis Avenue

ZONE: R-4 Sec/Blk/ Lot: 42-1-7

DESCRIPTION OF EXISTING SITE: EXISTING ONE FAMILY HOUSE

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. EXISTING 18' X 14'-8" COVERED SCREEN PORCH DOES NOT MEET MINIMUM 20'
SIDE YARD SET-BACK.**


BUILDING INSPECTOR

PERMITTED

**PROPOSED OR
AVAILABLE:**

**VARIANCE
REQUEST:**

ZONE: R-4 USE: Bulk Tables F-6

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

20'

14'-6"

5'-6"

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

APR 04 2005

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit # PA2005-191

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises

PAUL & JOYCE ETESS

Address

4 Lannister New Windsor, NY

Phone #

562-2056

Mailing Address

Fax #

Name of Architect

Address

Phone

Name of Contractor

Address

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer _____

(Name and title of corporate officer)

1. On what street is property located? On the Lanania side of right side
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 42 Block 1 Lot 7

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? NO Deck converted to screened Enclosed porch

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee \$50.00

ZONING BOARD

PAID
CE 931 \$50.00
out of \$100

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

date

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Paul Etes
(Signature of Applicant)

Paul Etes
(Owner's Signature)

Joyce Etes

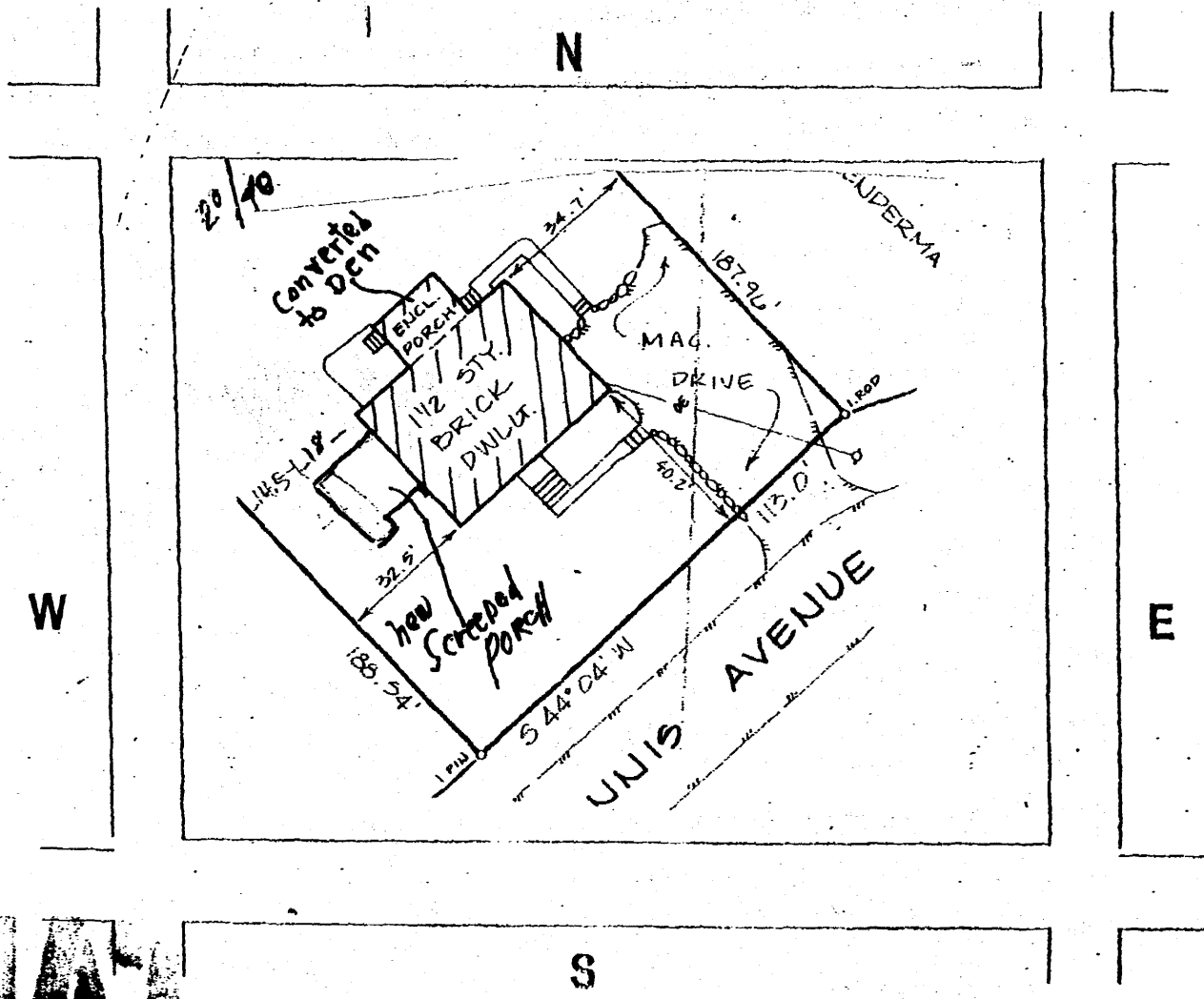
Joyce Etes

4 Hannis Ave.
New Windsor, N.Y.
(Address of Applicant)

4 Hannis Ave.
New Windsor, N.Y.
(Owner's Address)

PLOT PLAN

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

CUOMO ENGINEERING
1016 WORLD TRADE WAY
STEWART INTERNATIONAL AIRPORT
NEW WINDSOR, NEW YORK. 12553
FAX NO. 845-567-9145
PHONE NO. 845-567-1177

DATE: March 26, 2005

TO: Town of New Windsor Building Department
555 Union Avenue New Windsor, N.Y. 12553

ATTN: Frank Lisi Building Inspector

JOB NO: 05073

ENGINEERS REPORT

RE: Paul & Joyce Etess
4 Lannis Avenue New Windsor, N.Y. 12553

On March 18, 2005 I inspected the above premises concentrating on relatively new screened covered porch. The porch measured 18'-0" x 14'-8" x 10'-8" and was on piers below frost level with windows.

I found that the porch was built according to the Residential Code of New York State and I therefore recommend that a C.O. be granted for the screened porch.

If you have any questions or comments, please do not hesitate to call our office.


PAUL V. CUOMO P.E.
STRUCTURAL ENGINEER

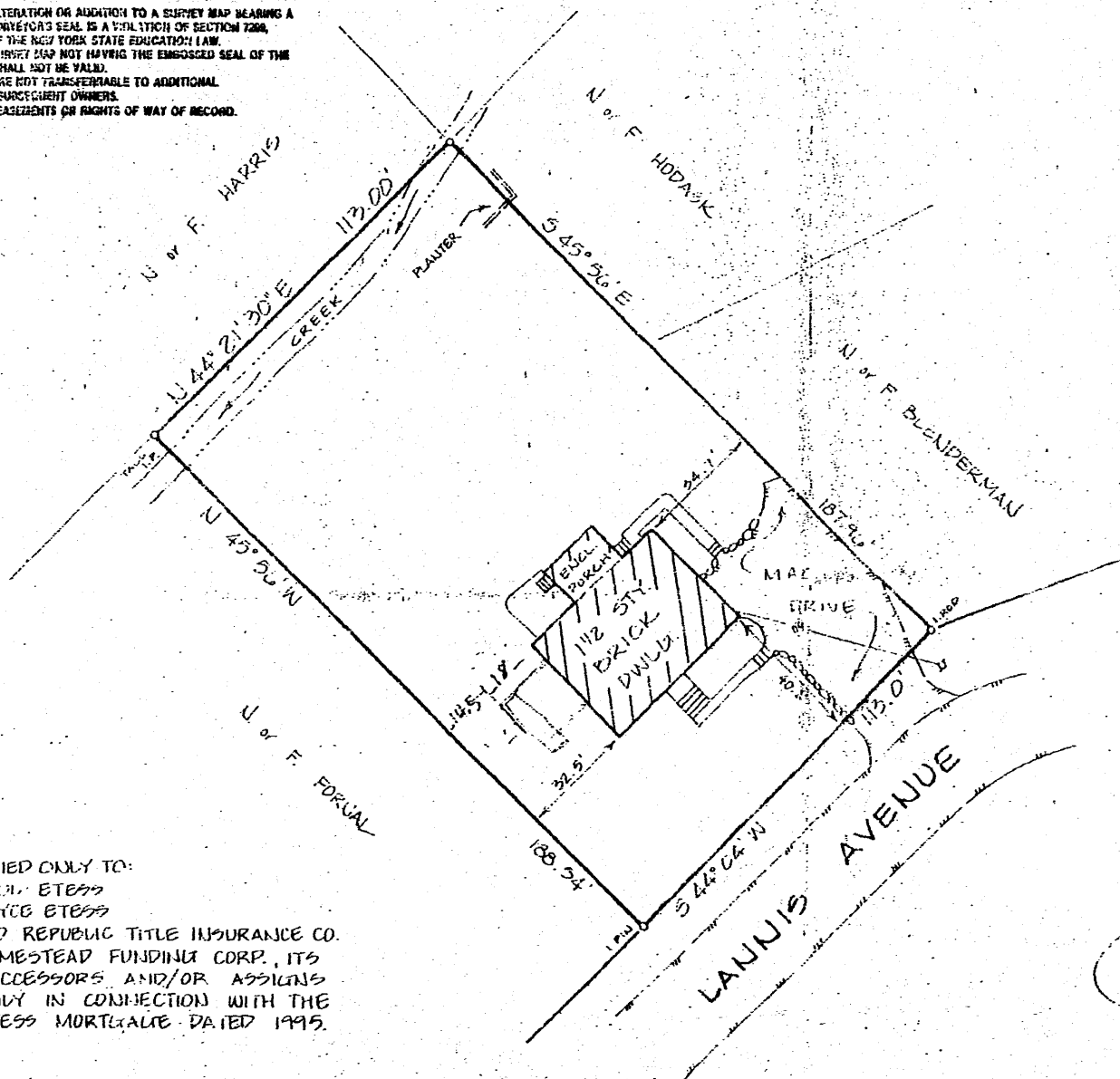


ALTERNATION OR ADDITION TO A SURVEY MAP BEARING A SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, OF THE NEW YORK STATE EDUCATION LAW, AND SUCH A MAP NOT HAVING THE EMBOSSED SEAL OF THE SURVEYOR SHALL NOT BE VALID. THESE EASEMENTS ARE NOT TRANSFERABLE TO ADDITIONAL OR SUCCESSOR OWNERS. BY EASEMENTS OR RIGHTS OF WAY OF RECORD.

IFIED ONLY TO:
 PAUL & JOYCE ETESS
 JOYCE ETESS
 LD REPUBLIC TITLE INSURANCE CO.
 HOMESTEAD FUNDING CORP., ITS
 SUCCESSORS AND/OR ASSIGNS
 ONLY IN CONNECTION WITH THE
 ETESS MORTGAGE DATED 1995.

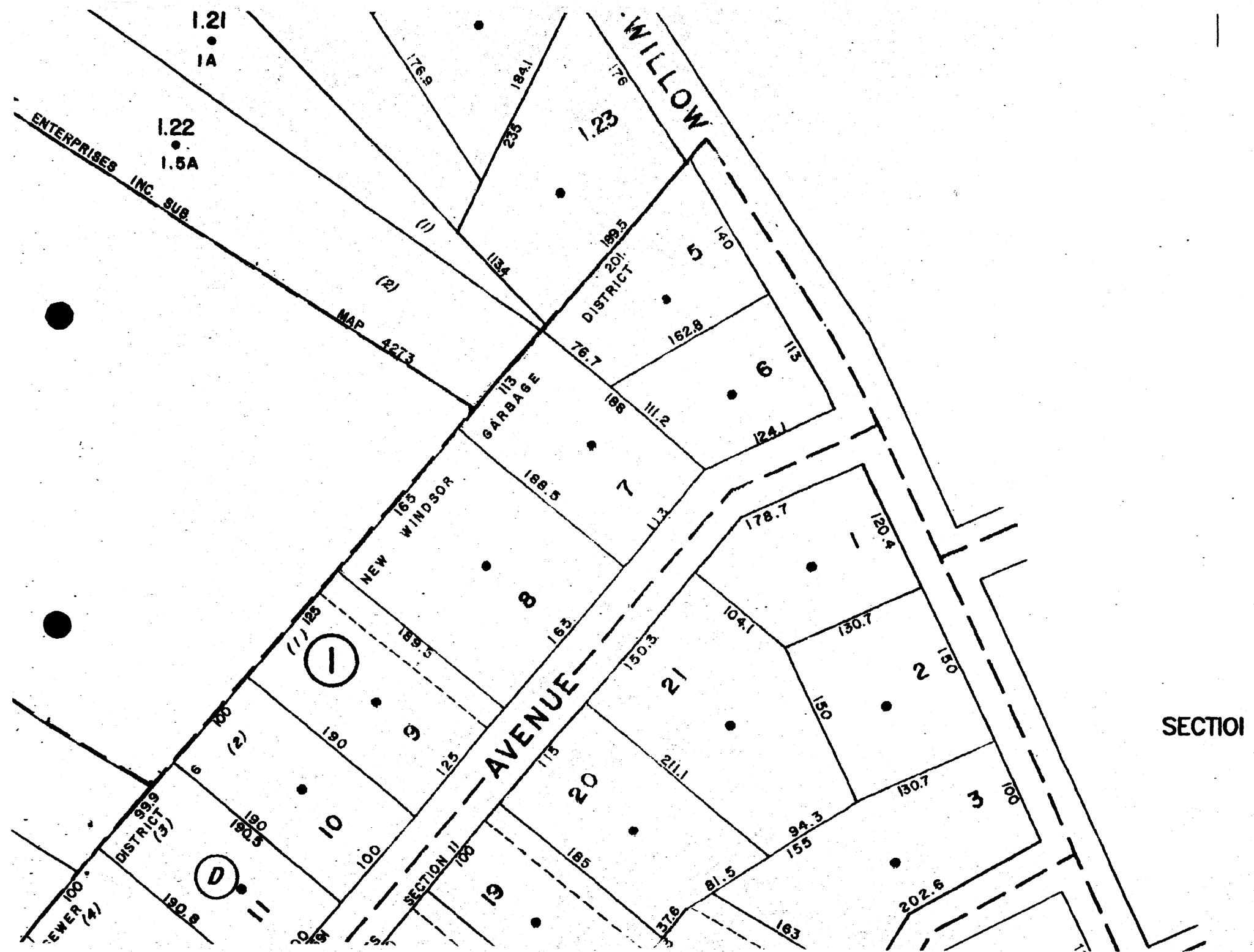
Frank M. Hens

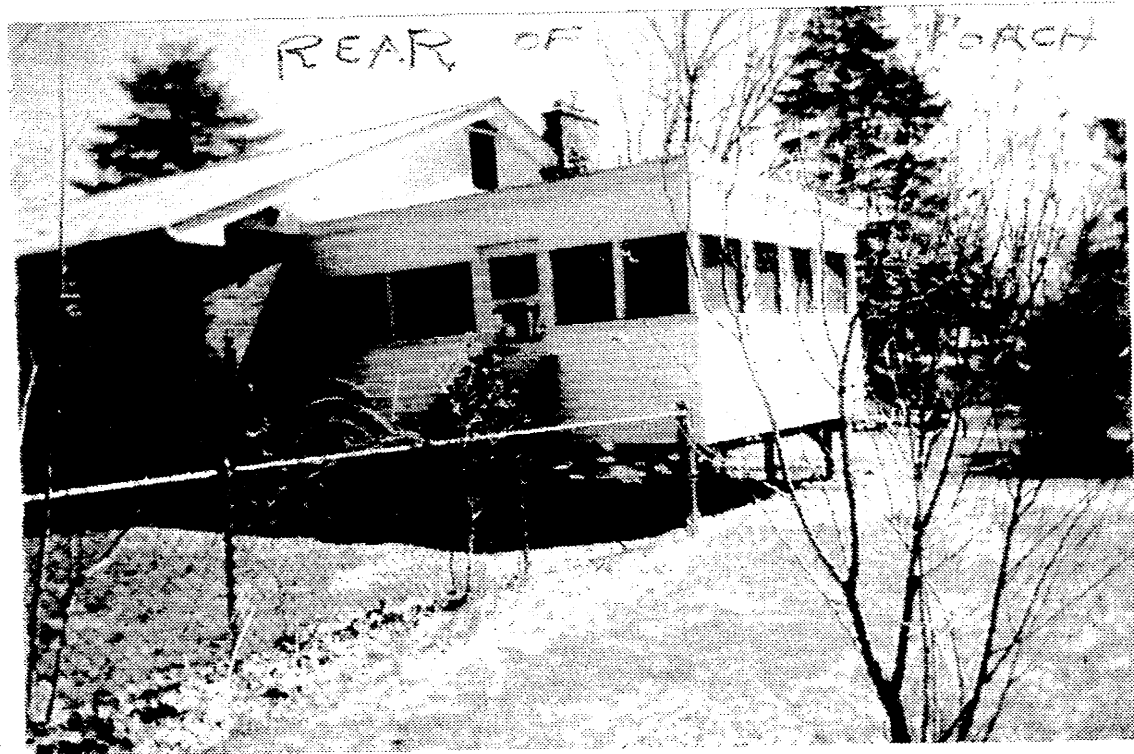
M. HENS, NYS. PLS. L# 49214

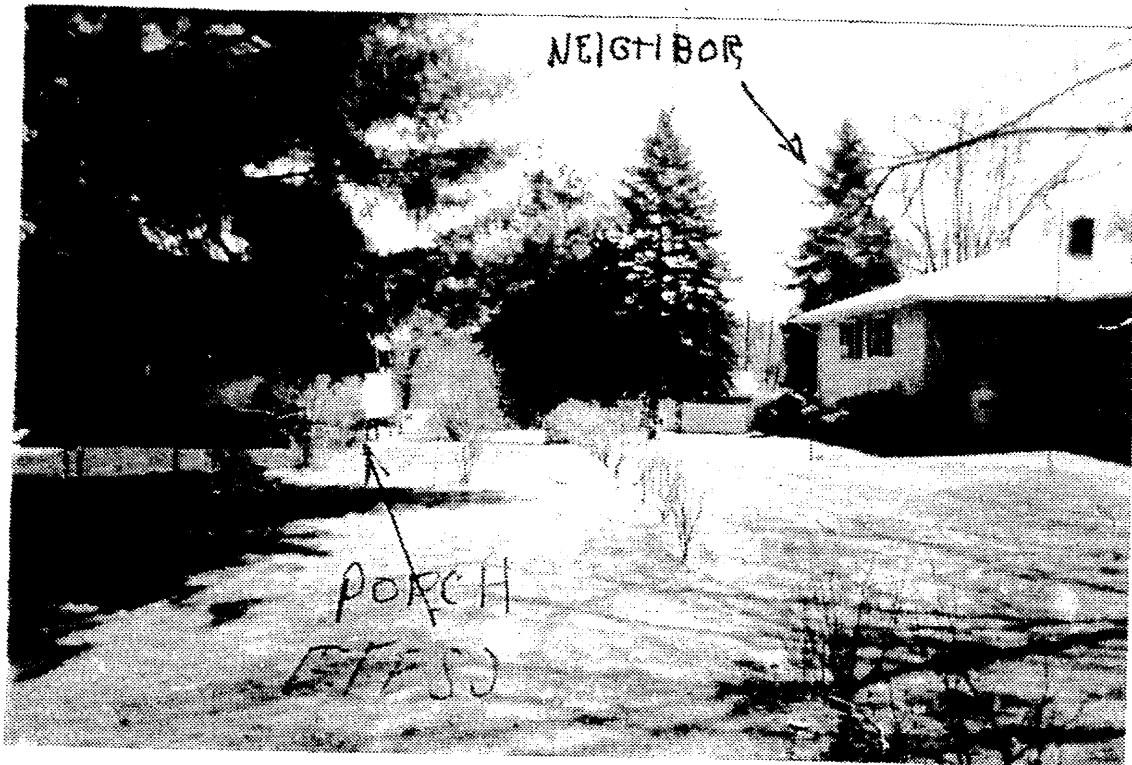


SURVEY
 OF PROPERTY FOR
PAUL & JOYCE ETESS
 TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK
 SCALE: 1" = 30' NOV. 10, 1995 AREA = 21,273 1/2

FRANK M. HENS







**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: JUNE 24, 2005
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 147.69 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #05-19

NAME & ADDRESS:

PLEASE NOTE NEW ADDRESS:

**MR. PAUL ETESS
P.O. BOX 309
MODENA, NY 12548**

THANK YOU,

MYRA

L.R.06-24-2005



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #05-19

TYPE: AREA

TELEPHONE: 562-2056

APPLICANT:

Paul Etess

4 Lannis Avenue

New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>5080</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 5079



<u>DISBURSEMENTS:</u>	<u>MINUTES</u>	<u>ATTORNEY</u>
	<u>\$5.50 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>16.50</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>4</u>	PAGES	\$ <u>22.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date: 05-09-05 \$ 43.81

TOTAL: \$ 82.31 \$ 70.00



ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 152.31

AMOUNT DUE: \$ _____

REFUND DUE: \$ 147.69

Cc:

L.R. 06-24-2005



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS



FILE #05-19 TYPE: AREA TELEPHONE: 562-2056

APPLICANT:

Paul Etess
4 Lannis Avenue
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>5080</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 5079



<u>DISBURSEMENTS:</u>		MINUTES <u>\$5.50 / PAGE</u>	ATTORNEY <u>FEE</u>
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PRELIMINARY:	<u>3</u>	PAGES	\$ <u>16.50</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>4</u>	PAGES	\$ <u>22.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date: 05-09-05 \$ 43.81

TOTAL:	\$ <u>82.31</u>	\$ <u>70.00</u>
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ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 152.31

AMOUNT DUE: \$ _____

REFUND DUE: \$ 147.69

Cc:

L.R. _____

May 23, 2005

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PUBLIC HEARINGS:

PAUL ETESS (05-19)

MR. KANE: Request for 5'6" side yard setback for existing screen porch at 4 Lannis Avenue.

Mr. Paul Etess and Mr. Paul Cuomo appeared before the board for this proposal.

MR. KANE: Good evening, Mr. Cuomo, how are you?

MR. CUOMO: We're back here for a public hearing and same story, area variance, Mr. Etess, he has a screen porch that's gone over five foot six.

MR. KANE: How long has the screened porch been in existence?

MR. CUOMO: Since 1999, I'm sorry.

MR. KANE: Cut down any trees, substantial vegetation, create any water hazards or runoffs?

MR. ETESS: No.

MR. KANE: Any complaints formally or informally about the shed?

MR. ETESS: No.

MR. KANE: Does the shed, I mean, the porch, screened-in porch in any way is it similar to other homes?

MR. ETESS: Yes.

MR. KANE: Change the neighborhood?

MR. CUOMO: Not at all.

MR. KANE: Any complaints formally or informally?

MS. GANN: No.

MR. CUOMO: The law got changed in 2002 from a 15-foot setback to 40.

MR. KRIEGER: And you would have been okay.

May 23, 2005

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MR. CUOMO: Well, it would have been close, there still would have been a foot and a half out, would have been a lot closer.

MR. KANE: Anybody have any questions at this point?

MS. LOCEY: No.

MS. GANN: No.

MR. KANE: I'll ask if there's anybody in the audience for this particular hearing? Nobody cares, we'll close the public portion of the meeting and ask Myra how many mailings we had?

MS. MASON: On May 9, I mailed out 47 envelopes and had no response.

MR. KANE: No other questions?

MR. REIS: You're not going over any utility easements?

MR. ETESS: No.

MR. KRIEGER: Right-of-ways of any kind?

MR. KANE: You're on municipal water and sewer?

MR. ETESS: Yes.

MR. REIS: Accept a motion?

MR. KANE: Yes, I will.

MR. REIS: I'd like to recommend that we pass Paul Eteess' request for five foot six side yard setback for existing screen porch at 4 Lannis Avenue.

MS. LOCEY: Second the motion.

ROLL CALL

MS. LOCEY	AYE
MS. GANN	AYE
MR. REIS	AYE
MR. BROWN	AYE
MR. KANE	AYE

May 23, 2005

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CATHERINE PERAINO (05-20)

Ms. Catherine Peraino appeared before the board for this proposal.

MR. KANE: Request for 17 foot rear yard setback for existing addition at 275 Lake Road. Tell us again what you want to do.

MS. PERAINO: This is an extension put on about 30 years ago in the back, it doesn't interfere with anything, it's a laundry room, bathroom and deck but it's--

MR. KANE: So the addition we're looking at is about approximately 30 years old?

MS. PERAINO: Yes.

MR. KANE: Cutting down any trees?

MS. PERAINO: No.

MR. KANE: Create any water hazards or runoffs?

MS. PERAINO: No.

MR. KANE: Any complaints formally or informally about it?

MS. PERAINO: No, never.

MR. KANE: The addition, with the addition on this it keeps the home similar in size and nature to other homes that are in the neighborhood?

MS. PERAINO: Yes.

MR. KANE: You're on town water and sewer?

MS. PERAINO: No, just sewer, we're on well.

MR. KANE: It's been about 30 years but I've got to ask the question, not over any easements?

MS. PERAINO: No.

MR. KANE: You guys have any questions at the moment?

MS. GANN: No.

May 23, 2005

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MR. KANE: At this point, I'll ask if there's anybody in the audience for this particular hearing? Nobody cares. We'll close the hearing.

MS. MASON: On May 9, I mailed out 44 envelopes and had no response.

MR. KANE: Any further questions? I'll accept a motion.

MS. LOCEY: I'll offer the motion to approve the request from Catherine Peraino for a 17-foot rear yard setback for an existing addition at 275 Lake Road in an R-4 zone.

MS. GANN: Second the motion.

ROLL CALL

MS. LOCEY	AYE
MS. GANN	AYE
MR. REIS	AYE
MR. BROWN	AYE
MR. KANE	AYE

PRELIMINARY MEETINGS:

PAUL ETESS (05-19)

MR. KANE: Request for five foot six inch side yard setback for existing screen porch at 4 Lannis Avenue in an R-4 zone.

Mr. Paul Cuomo and Mr. Paul Etess appeared before the board for this proposal.

MR. CUOMO: I'm going to represent Mr. Etess. I have a few pictures here, the main thing, the main thrust of this is that Mr. Etess built a porch back in 1999, he had the right side yards at the time but he didn't get a building permit but the side yards were correct but in 2002 the ordinance changed from 15, 30 to 20, 40, if you're familiar, you people know about side yards more than I do, you know what that means, that means that he's five feet, he's five feet over, five foot six exactly. So he would be requesting a variance of five foot six to put him in the legal situation. Now I have a few pictures here if you want to look at them.

MR. KANE: Yeah, we have that.

MR. CUOMO: Okay, I wasn't sure. I think his extension fits into the neighborhood, same colors and doesn't clash with anything, so it should be fairly compatible.

MR. KANE: In the building of the addition on the side, cutting down of any trees or substantial vegetation in the building of this?

MR. ETESS: No.

MR. KANE: Creat at any water hazards or runoffs?

MR. ETESS: No.

April 25, 2005

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MR. KANE: Has there been any complaints formally or informally about it?

MR. ETESS: No.

MR. KANE: Doesn't go over any easements?

MR. ETESS: No.

MR. KANE: Okay, do you understand also that if the board, everything has to be done during a public meeting, we're going to do the same thing in the public, New Windsor does a preliminary so we can get an idea of what you want and you can get an idea of what we need to help you get that. Some towns just do it cold so if you want in and you don't have the stuff, you lose. So that's why we're doing it in a two step process here. If the board sees fit to approve this variance during the public hearing you understand that you still have to pass all the codes from the building department?

MR. ETESS: Yes.

MR. KANE: Okay, any other questions?

MR. REIS: It's consistent with other extensions in the neighborhood?

MR. CUOMO: Yes, I would say so, yeah.

MR. KANE: As long as we have him here, just looking at it, we don't, is this all here, the whole macadam driveway, the whole corner of the property here, sir, is that all macadam?

MR. ETESS: Yes.

MR. KANE: There's no developmental coverage problem, is there, Mike?

MR. BABCOCK: His lot is very deep, Mr. Chairman.

MR. KANE: I just want to make sure we cover all the bases.

MR. BABCOCK: I'm almost positive, just by looking at it, if you look at his lot, it's very deep, I'm sure it's fine.

MR. KANE: That's all I have for right now.

MR. REIS: Accept a motion?

MR. KANE: I will.

MR. REIS: Make a motion that we pass Mr. Paul Estess to a public hearing for requested five foot six side yard setback for existing screen porch at 4 Lannis Avenue.

MS. GANN: Second the motion.

ROLL CALL

MS. GANN	AYE
MS. LOCEY	AYE
MR. MC DONALD	AYE
MR. REIS	AYE
MR. KANE	AYE,

MR. KANE: You'll go through this, you have to follow what's on this form, you know what to do, Paul.

MS. MASON: Just read this top part.



RESULTS OF Z.B.A. MEETING OF: May 23, 2005

PROJECT: Paul Etes

ZBA # 05-19
P.B.# _____



USE VARIANCE: _____ NEED: EAF _____ PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____
CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____
CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____
CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____
CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____
CARRIED: Y _____ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED: M) Rs S) G VOTE: A 5 N 0.

GANN A
LOCEY A
BROWN A
MCDONALD A
REIS A
KANE A

CARRIED: Y ✓ N _____

No complaints

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

PAUL ETESS

#05-19

X

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 9TH day of MAY, 2005, I compared the 47 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

day of _____, 20____

Notary Public

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

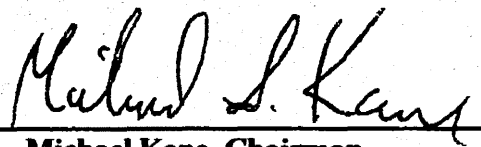
Appeal No. 05-19

Request of PAUL ETESS

for a VARIANCE of the Zoning Local Law to Permit:

Request for 5' 6" Side Yard Setback for existing screen porch at 4 Lannis Avenue in an R-4 Zone (42-1-7)

PUBLIC HEARING will take place on MAY 23, 2005
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.

A handwritten signature in black ink, appearing to read "Michael S. Kane", written over a horizontal line.

Michael Kane, Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 05-19
Request of PAUL ETESS
Request for a VARIANCE of the Zoning Local Law to Permit:
Request for 5' 6" Side Yard Setback for existing screen porch at 4 Lannis Avenue in an R-4 Zone (42-1-7)

PUBLIC HEARING will take place on MAY 23, 2005 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.

MICHAEL KANE, CHAIRMAN

Ad Number: 1755267 Advertiser: NEW WINDSOR, TOWN

Phone: 8455634615 Sys No: 1194114 Caller: MYRA

INVOICING CUSTOMER:

Phone: 8455634615 Sys No: 1194114 AcctNo: P.O. No:

Name: NEW WINDSOR, TOWN Subscriber:

Address: ZONING AND PLANNING

555 UNION AVENUE

NEW WINDSOR NY 12553

ORDER:

Printed By: THRFODRIL Date: 05/03/2005 Assigned Sales: TOWNOFNEWWINDSOR ZONINGBOARDOFAPPEALS P AdType: LINER Order Type: NORMAL

Manual Delay: Box No: Call Back: Y

NOTES:

Change Reason:

INSERTION:

Product: THH Paper: TH Class: 999X; LEGAL BILLING

Schedule: Start Date - 05/09/2005 End Date - 05/09/2005

Sort: TOWN OF NEW WINDSOR ZONING BOARD OF APPEA

PRODUCTION:

Text Size: 2 x 23.00 ProdType: ENTERPRISE ColorNo: 0 Colors:

Tearsheets: 1 Proofs: 0 Affidavits: 1 Alt Addr: N

PRICING:

Price: 43.81 Payment Method: B1 Amount Paid: 0 Amount Owed: 43.81

PriceMethod: 0 (0=Normal, 1=User Net, 2=System Gross) Rate Code: LEL

For fields listed below 0 = NO 1 = YES

Till Forbid: 0 Mult. Content: 0

MAY 12 2005



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

April 22, 2005

Paul Etess
4 Lannis Avenue
New Windsor, NY 12553

Re: 42-1-7 ZBA#: 05-19 (47)

Dear Mr. Etess:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wile, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Zoning Board

35-1-50
Stephen & Faith Kuprych
279 Windsor Highway
New Windsor, NY 12553

38-3-29
Philip & Helga Stoekel
7 Harth Drive
New Windsor, NY 12553

38-3-32
Elizabeth Paolini
20 Lakeview Trail
Salisbury Mills, NY 12577

38-3-35
Lucious & Diann Evans
15 Willow Lane
New Windsor, NY 12553

38-3-38
Helen Johnson
4 Willow Parkway
New Windsor, NY 12553

38-3-41
John & Arline Mott
10 Willow Parkway
New Windsor, NY 12553

38-3-61
Robert Toohey
7 Willow Lane
New Windsor, NY 12553

42-1-1.22
Richard Harris
275 Windsor Highway
New Windsor, NY 12553

42-1-3
Christopher & Laurie Orr
10 Willow Lane
New Windsor, NY 12553

42-1-6
William & Helen Blenderman
20 Willow Lane
New Windsor, NY 12553

35-1-51
Agnes Cavalari
89 Bethlehem Road
New Windsor, NY 12553

38-3-30
Robert & Carol Bates
5 Harth Drive
New Windsor, NY 12553

38-3-33
Evelyn Negron
Kristopher Lopez
19 Willow Lane
New Windsor, NY 12553

38-3-36
Elizabeth Steinmetz-Villa
13 Willow Lane
New Windsor, NY 12553

38-3-39
Milagros Bellber
6 Willow Parkway
New Windsor, NY 12553

38-3-42
Jack & Margaret Dabrusin
Dana Saintmire
8 Dogwood Lane
Newburgh, NY 12550

42-1-1.1
Carlos Scheer
4717 Blue Water Lane
Myrtle Beach, SC 29579

42-1-1.23
Salvatore & Mary Accolla
14 Willow Lane
New Windsor, NY 12553

42-1-4
Herman & Sally Ingram
12 Willow Lane
New Windsor, NY 12553

42-1-8
Peter & Mary Fornal
6 Lannis Avenue
New Windsor, NY 12553

35-1-52
Vito Rizzi
3 Ashley Way
Cornwall, NY 12518

38-3-31
Delio DeMoura
Alison Gian
3 Harth Drive
New Windsor, NY 12553

38-3-34
Joseph & Jacqueline Mott
17 Willow Lane
New Windsor, NY 12553

38-3-37
Joan White
11 Willow Lane
New Windsor, NY 12553

38-3-40
Michael & Nancy Suttlehan
8 Willow Parkway
New Windsor, NY 12553

38-3-60
Santos Sanchez
9 Willow Lane
New Windsor, NY 12553

42-1-1.21
Venera Martinisi
273 Windsor Highway
New Windsor, NY 12553

42-1-2
Garrison & Bertha Karpoff
8 Willow Lane
New Windsor, NY 12553

42-1-5
Anne Hodash
18 Willow Lane
New Windsor, NY 12553

42-1-9
Philip McCarthy
Lori Schiffinar-McCarthy
10 Lannis Avenue
New Windsor, NY 12553

42-1-10
Fred Westfall
12 Lannis Avenue
New Windsor, NY 12553

42-1-13
HZ Realty, Inc.
293 Windsor Highway
New Windsor, NY 12553

42-2-3
Gilbert & Barbara Ferrero
2 Mark Street
New Windsor, NY 12553

42-2-7
Joseph Hunt, Jr.
Charlene Hunt
10 Mark Street
New Windsor, NY 12553

42-2-19
Joan Hess
c/o Barbara O'Hara
9 Lannis Avenue
New Windsor, NY 12553

42-3-1
Edward & Olive Jollie
32 Willow Lane
New Windsor, NY 12553

42-1-11
Anthony & Kara Cavallo
14 Lannis Avenue
New Windsor, NY 12553

42-2-1
Lawrence & Mary Reis
22 Willow Lane
New Windsor, NY 12553

42-2-4
John & Lucille Faricellia
6 Mark Street
New Windsor, NY 12553

42-2-16
Andres Sharon Bryce
Sylvia Fieldly
13 Lannis Avenue
New Windsor, NY 12553

42-2-20
Henry Donato
7 Lannis Avenue
New Windsor, NY 12553

42-3-12
Richard & Diane Storey
5 Mark Street
New Windsor, NY 12553

42-1-12
William & Mary Washington
16 Lannis Avenue
New Windsor, NY 12553

42-2-2
Kathleen Nocton
26 Willow Lane
New Windsor, NY 12553

42-2-6
Pierina & Angelo Zazzi
8 Mark Street
New Windsor, NY 12553

42-2-18
Leonard & Linda DeWitt
11 Lannis Avenue
New Windsor, NY 12553

42-2-21
Vincent & Nancy Evans
5 Lannis Avenue
New Windsor, NY 12553



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

April 18, 2005

Paul Etess
4 Lannis Avenue
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-19

Dear Mr. Etess:

This letter is to inform you that you have been placed on the April 25th, 2005 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

4 Lannis Avenue
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 04-18-2005

FOR: **ESCROW 05-19**

FROM:

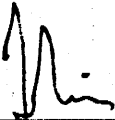
Paul Etess
4 Lannis Avenue
New Windsor, NY 12553

CHECK NUMBER: **5079**

TELEPHONE: **562-2056**

AMOUNT: **300.00**

RECEIVED AT COMPTROLLER'S OFFICE BY:

 _____ NAME	4/18/05 _____ DATE
--	--------------------------

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#343-2005

04/19/2005

Etess, Paul

Received \$ 50.00 for Zoning Board Fees, on 04/19/2005. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

ZBA # 05-19 application fee



RESULTS OF Z.B.A. MEETING OF: April 25, 2005

PROJECT: *Paul Etess*

ZBA # 05-19

P.B.#

USE VARIANCE: **NEED: EAF** **PROXY**

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

GANN
LOCEY
RIVERA
MCDONALD
REIS
KANE

CARRIED: Y_____N_____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN
LOCEY
RIVERA
MCDONALD
REIS
KANE

CARRIED: Y N

NEGATIVE DEC: M) _____ S) _____ VOTE: A N

GANN
LOCEY
RIVERA
MCDONALD
REIS
KANE

CARRIED: Y N

APPROVED: M) S) VOTE: A N

GANN
LOCEY
RIVERA
MCDONALD
REIS
KANE

CARRIED: Y N

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) RS S) G VOTE: A 5 N 0

GANN	A
LOCEY	A
REIS	
MCDONALD	A
REIS	A
KANE	A

CARRIED: Y ☒ N

PUBLIC HEARING: **STATEMENT OF MAILING READ INTO MINUTES** _____
VARIANCE APPROVED: **M)** _____ **S)** _____ **VOTE: A** _____ **N** _____.

GANN
LOCEY
RIVERA
MC DONALD
REIS
KANE

CARRIED: Y N.

[illegible]



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

ZONING BOARD OF APPEALS

April 28, 2005

Paul Etess
4 Lannis Avenue
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-19

Dear Mr. Etess:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Times Herald Record Newspaper for publication. **PLEASE NOTE: The charge for publication in the Times Herald Record will be deducted from your escrow that was posted with your application papers.**

Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

4 Lannis Avenue
New Windsor, NY

is scheduled for the May 23, 2005 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

Date

Application Type: Use Variance ☐ Area Variance ☒
Sign Variance ☐ Interpretation ☐

I. **Owner Information:** PAUL ETESS Phone Number: (845) 562-2056
(Name) Fax Number: (-)-
4 LANNIS AVE.
(Address) NEW WINDSOR NY

II. **Applicant:** PAUL CUOMO P.E. Phone Number: (845) 567-1177
(Name) Fax Number: (845) 567-9145
1016 WORLD TRADE WAY
(Address) NEW WINDSOR NY 12553

III. **Forwarding Address, if any, for return of escrow:** Phone Number: 845 562 2056
PAUL ETESS Fax Number: (-)-
(Name)
4 LANNIS AVE. NEW WINDSOR NY
(Address)

IV. **Contractor/Engineer/Architect/Surveyor:** Phone Number 845 567-1177
PAUL CUOMO P.E. Fax Number: 845 567-9145
(Name)
1016 WORLD TRADE WAY NEW WINDSOR
(Address) NY 12553

V. **Property Information:**

Zone: R4 Property Address in Question: 4 LANNIS AVE
Lot Size: 113x188 Tax Map Number: Section 42 Block 1 Lot 7
a. What other zones lie within 500 feet? P1 AND R5
b. Is pending sale or lease subject to ZBA approval of this Application? YES
c. When was property purchased by present owner? 1994
d. Has property been subdivided previously? YES If so, When: BEFORE ZONING
e. Has an Order to Remedy Violation been issued against the property by the
Building/Zoning/Fire Inspector? NOTICE OF DISAPPROVAL OF BUILDING PERMITS
f. Is there any outside storage at the property now or is any proposed? NONE APPLR.

****PLEASE NOTE:*****

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.	20'-0"	14'-6"	5'-6"
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☒

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

R-4 ZONE WAS ADOPTED
WITH SIDE YARD 20/40 IN 2002. R4 SIDE YARD
IN 1999 WAS 15/30. R4 SIDE YARD IN
1979 WAS 15/30. AS STATED ABOVE SIDE YARD REQUIRE-
MENT WAS CHANGED IN 2002. PORCH WAS
BUILT IN 1999. AS YOU CAN SEE FROM
FROM PHOTOS PORCH FITS IN TO
THE NEIGHBORHOOD.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
- _____
- _____

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
- ☒ One in the amount of \$ 500.00 or 500.00 (escrow)
- ☒ One in the amount of \$ 150.00 or 150.00 (application fee)
- ☒ One in the amount of \$ 100.00 (Public Hearing List Deposit)
- ☒ **Photographs of existing premises from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)**

4 or 5 different angles

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

12th day of April 2005.

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified in Orange County
Commission Expires 10/30/2006

Signature and Stamp of Notary

Paul Eteess
Owner's Signature (Notarized)

PAUL ETEESS

Owner's Name (Please Print)

DL 646-774-764 ext. 5-29

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

Paul Etess, deposes and says that he resides
(OWNER)
at 4 Annistree, New Windsor, NY in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. 42 Block 1 Lot 7)
designation number (Sec. 42 Block 1 Lot 7) which is the premises described in
the foregoing application and that he authorizes:

Cuomo Engineering
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: April 12th, 2005

** Paul Etess
Owner's Signature (MUST BE NOTARIZED)

Sworn to before me this: 12th day of April 2005

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/2006
[Signature]
Signature and Stamp of Notary

Applicant's Signature (If different than owner)

Representative's Signature

THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.

**** PLEASE NOTE:**

ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

COMPLETE THIS PAGE ☐

ETESS APPLICATION



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NY 12553
(845) 563-4615 (MYRA MASON)



ZONING BOARD PROCEDURES

**PLEASE READ PAGE ONE AND TWO OF THIS PACKAGE AND SIGN PAGE TWO
IT EXPLAINS THE PROCEDURE TO BE FOLLOWED FOR YOUR APPLICATION.**

PLEASE COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:

*ESCROW:

**DEPOSIT FOR PUBLIC HEARING LIST:

\$ 25.00
\$ 500.00
\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:

*ESCROW:

**DEPOSIT FOR PUBLIC HEARING LIST:

\$150.00
\$500.00
\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:

*ESCROW:

**DEPOSIT FOR PUBLIC HEARING LIST:

\$150.00
\$500.00
\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:

*ESCROW:

**DEPOSIT FOR PUBLIC HEARING LIST:

\$150.00
\$500.00
\$ 25.00

YOU WILL THEN BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING".

*

ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

**

LIST OF PROPERTY OWNERS
WITHIN 500 FT. RADIUS OF
PROPERTY IN QUESTION:

APPROXIMATE COST FOR
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES
IS \$1.00 EA. ADDITIONAL
NAME